


STS CONSULTANTS

STS Consultants, Ltd.
750 Corporate Woods Parkway
Vernon Hills, Illinois 60061

voice 847-279-2500
fax 847-279-2510
web www.stsconsultants.com

October 26, 2005

EPA Region 5 Records Ctr.



248551

Ms. Verneta Simon, On-Scene Coordinator
US Environmental Protection Agency - Region 5
77 W. Jackson Blvd., SE-5J
Chicago, Illinois 60604-3590

RE: Monthly Progress Report for September 2005, 221 N. Columbus Drive, Chicago, Illinois - STS
Project No. 1-32193-XC

Dear Ms. Simon:

In accordance with the Completion Letter¹, STS Consultants, Ltd. (STS) is providing a monthly progress report that identifies the remedial actions taken in September 2005. The Completion Letter requires that monthly progress reports be submitted to the USEPA until the identified contamination has been remediated. Since radiologically-impacted soil was discovered and remediated in September 2005, this report represents the first and final progress report for the impacted soil reported by STS to USEPA verbally on September 14, 2005 and in writing on September 22, 2005.

ACTIVITIES COMPLETED IN DECEMBER 2004

1. The Chandler (Lot 7) is located immediately east of the Regatta building (Lot 6) along the northern boundary of the Lakeshore East site (see attached drawing). A major portion of the Chandler lot is located within the former boundaries of the north slip. Thus, radiological surveying was being conducted for construction related activities (specifically caisson test pitting) which resulted in the disturbance of subsurface soil (below an 18-inch depth) within the former slip area.
2. On September 14, 2005, gamma surveying observed elevated gamma readings at a single caisson test pit (caisson #19) for Chandler Building. The radiologically-impacted material was discovered at a depth of about 8-10 feet approximately 50 feet south of East Wacker Drive and 20 feet east of the boundary between Lots 6 and 7 (see drawing). A verbal report of the discovery was made by STS to Mr. Eugene Jablonowski and Mr. Larry Jensen of the USEPA late in the afternoon of September 14, 2005 at the USEPA Region V office in Chicago, Illinois. Remediation of the impacted area was initiated on September 27, 2005, and resulted in the removal of about 12-14 cubic yards of impacted soil. Due to the presence of water at the base of the excavation, soil from the eastern, center and western portions of the base of the excavation were removed and allowed to drain over-night before verification samples were collected from the soil on September 28, 2005. Results for the verification samples were below the USEPA cleanup criteria and sign-off on the remediation was obtained from the USEPA on September 28, 2005 (see attached). A comprehensive discussion of the remediation will be provided in Addendum II to the Completion Letter.

PLANNED ACTIVITIES FOR FALL 2005

1. Surveying for radiologically-impacted soil at the Chandler site will continue to be periodically performed for construction and/or utility related activities that will occur within the boundaries of the former north slip area. The USEPA will be notified upon discovery of any radiologically-impacted materials. Following USEPA notification, excavation activities will take place to remediate radiologically-impacted soil as necessary. The USEPA will be requested to conduct verification surveys and sign-off that the areas have been successfully remediated.

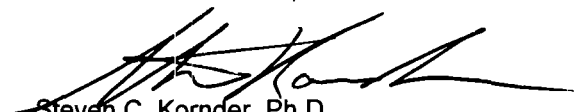
¹ USEPA (February 9, 2005) Completion of On-Site Work for Lindsay Light II Site-Family Golf Course/Lakeshore East, 221 N. Columbus Drive, RV5, Chicago, Illinois.

2. Pursuant to the Completion Letter, issued by the USEPA on February 9, 2005, an Addendum must be issued by December 31 of that year to reflect remediation activities for the prior year (October 1 through September 30). Therefore, on behalf of Lakeshore East, LLC., STS will prepare and Addendum that will summarize the remediation activities that occurred between October 1, 2004 and September 30, 2005.

Please contact us at 847-279-2500 with any questions regarding this report.

Regards,

STS CONSULTANTS, LTD.



Steven C. Kornder, Ph.D.
Senior Project Geochemist

Attachments

cc: Kara Pellaton, Lakeshore East, LLC
Sean Bezark, Greenberg Traurig
Barbara Magel, Karaganis, White & Magel
Mark Krippel, Kerr-McGee Chemical LLC

SEP-28-2005 12:03 FROM:USEPA REGION 5

3123539176

TO:92971001

P.2/2

09/28/2005 12:14 13122971001

LAKESHORE EAST

PAGE 03

FORM 223-1
NOTIFICATION OF SUCCESSFUL VERIFICATION SURVEYArea Identification: Excavation #19 Chandler Bldg (Lakeshore East)Date of Verification Survey: 9/28/05Time of Verification Survey 9:30am am/pm

The above-described excavation was surveyed at the time and date indicated above. The survey indicated that all soils have been removed as required by the Site Removal Action Criteria.

Documents pertaining to this survey are attached for review and approval by the USEPA.

Signed:

Date _____

Print Name _____

Print Title _____

STS Consultants, Ltd.

The attached Verification Survey documents were reviewed by USEPA, Region 5 on 9/28/05. The results of this survey indicate that the verification criteria as contained in the USEPA have been met.

Authorization is hereby granted to commence backfill and restoration work at this excavation.

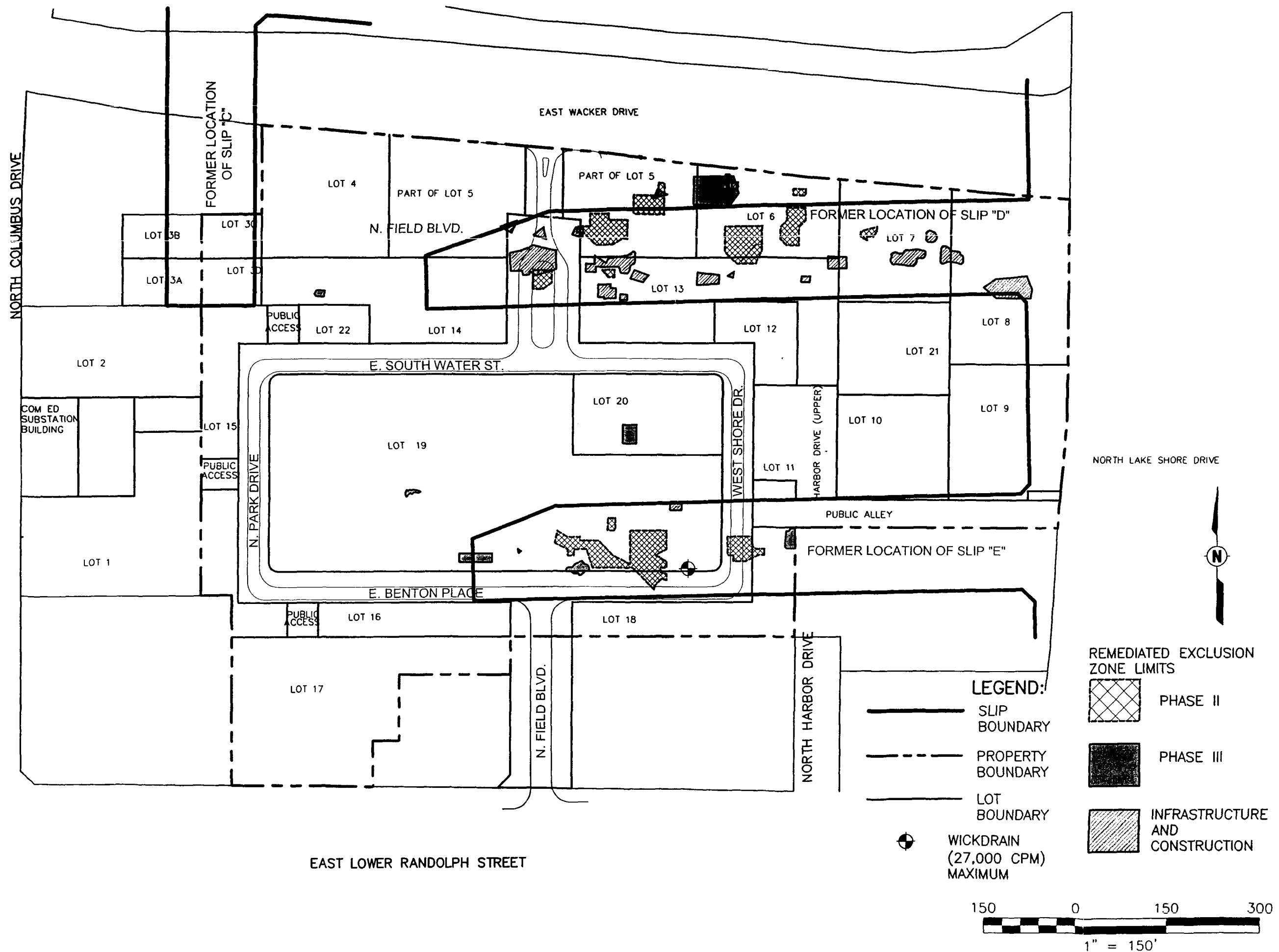
Date 9/28/05Print Name VERNETA SIMONPrint Title ON-SCENE COORDINATOR

For USEPA Region 5

Insert

Work plan for Investigation and Removal of Radiologically Impacted Soil, Lakeshore East LLC, dated June 24, 2002, revised September 13, 2002, final version dated September 30, 2002, and approved by U.S. EPA on correspondence dated October 15, 2002.

X:\PROJECTS\132193XC\Task 5000\G132193XC-3.dwg, 9/1/2004 8:52:23 AM, BellR



STS CONSULTANTS
750 Corporate Woods Pkwy.
Vernon Hills, IL 60061
847-279-2500
www.stsconsultants.com
Copyright ©2004, By: STS Consultants, Ltd.

EXCLUSION ZONE LIMITS AND LOT BOUNDARIES

LAKESHORE EAST LLC
221 NORTH COLUMBUS DRIVE
CHICAGO, ILLINOIS

Drawn: RNB 08/19/2004

Checked: SCK 08/19/2004

Approved: CSR 08/19/2004

PROJECT NUMBER 132193XC

FIGURE NUMBER 3